

**Foxborough Planning Board
Meeting Minutes
February 25, 2016
Foxborough High School Media Center, 120 South Street**

Members Present: Kevin Weinfeld, John Rhoads, Gordon Greene, Ron Bressé and Gary Whitehouse

Members Absent: None

Also Present: Planning Director Paige Duncan, Staff Planner Gaby Jordan

Planner Report

Kathy McCabe has confirmed her availability for the Master Plan Implementation workshop. The possible date is March 24th, but Mr. Weinfeld is not available and it may need to be moved to April. Ms. Duncan will also be scheduling meetings with the Board of Selectmen, AdComm and Water and Sewer Committees to include them in the process of implementation.

Tracey Vasile would like to join the Board as an Associate Member but she will not be available until July 1st.

The Economic Development Committee is working on a questionnaire for the downtown businesses as well as one for the downtown building/property owners. They are also working on Route 1 zoning.

A representative from the Department of Conservation and Recreation will be coming to meet with Ms. Duncan tomorrow to discuss the Street Tree Grant.

There are still items that need to be resolved in regards to the Housing Trust.

The office staff is now part of the Steelworkers Union which may affect the office hours due to the number of night meetings.

The March 10th meeting doesn't have a location right now and may end up being at Town Hall. There are no Public Hearings scheduled for that night.

The Zoning Board of Appeals granted the requested Variances for 33 Commercial Street which allows access through the existing common driveway; they will need to come back to the Board in order to separate the lots through the subdivision process.

Active Subdivisions

There has been a problem with the streetlights on Lawton Lane, Mr. Walsh doesn't want to pay for them, the lights were pre-existing when he bought the lots. Subdivision Control regulations require that the developer pay the cost of the lights until the road is accepted. The Board

discussed the issue and will not accept the road with any outstanding bills. Mr. Weinfeld offered to call Norwood Bank to discuss this issue since they are the financing institution.

Minutes

The Board reviewed the minutes from January 28, 2016.

A motion to approve the minutes of January 28, 2016 as submitted was made by Mr. Rhoads and seconded by Mr. Bressé. The motion carried 5-0-0.

Nantucket Estates Release of Covenant

Nantucket Estates is a subdivision that was approved for Fisher Street some years ago and has now expired but the Covenant is still on file. The Hanover Company is purchasing the property for the Domain 40B project and need the covenant to be released to complete the sale.

A motion to sign the Release of Covenant for Nantucket Estates was made by Mr. Whitehouse and seconded by Mr. Greene. The motion carried 5-0-0.

Informal Discussion – Landscape Parking at Villages at Chestnut Green, Phase II

The Board met with Sam Schofield of Doug King Builders in regards to the parking at Chestnut Green. Mr. Schofield explained the changes they would like to make to the parking area which he feels is a better layout. An underground parking area has also been added under the fifteen unit building. The Board would like to make sure that there is enough parking for the total project, both the residential and office units. Mr. Schofield will have Bill Buckley calculate the revised total number of space to be sure that there is no net loss.

Mr. Greene stated that he does not agree with all the changes being proposed to the project and will not vote for any more changes.

Mr. Schofield will need to apply for a Minor Modification to make these changes.

119 Washington Street Discussion of Renewal of Temporary Parking Permit

The Board met with Engineer Woody Beal and Matt Piekarski of the Kraft Organization and Attorney Peter Tamm of Goulston and Storrs. Atty. Tamm explained that the Board granted two temporary lot special permits in October of 2014 for 119 Washington Street and 108 Washington Street, since these properties were outside of the EDA they were issued as temporary lot permits. The permits listed conditions that they would be good for one year from the commencement of use; the first use was the Taylor Swift concert on July 24, 2015. Atty. Tamm explained that they will be seeking renewal in June with all the other temporary lot permit renewals.

NPP Development – Minor Modification of Patriot Place Site Plan – Lot 23

The Board met with Woody Beal, Vi Ho and Matt Piekarski of the Kraft Organization and Attorney Peter Tamm of Goulston and Storrs. Atty. Tamm explained that this modification was applied for under the Stadium/Patriot Place Site Plan Minor Modification process.

Mr. Beal explained the parking process at Patriot Place; they feel it is not as safe as it could be, they would like to pull the parking closer and better align the cut through. They are also proposing to make lighting and landscaping improvements at the pedestrian crossing zones to help cut down the traffic speed and aid the pedestrians in getting across the roadways. They will also add a crosswalk to the CVS as it is a popular place for pedestrians to access.

Mr. Weinfeld noted that they were originally going to relocate the roadway to Route 1 and feels that people will still cut through no matter what you do. Mr. Beal explained that there were too many grading issues to move the road and the fire department also had issues with moving the roadway. The intent now is to channelize the pedestrians through the use of evergreens, islands and decorative lighting.

Tracey Vasile asked about way finding signage at the entrances to help direct the traffic nearer to where they want to be.

Mr. Beal stated that game day walkways will also be moved to a central point straight through to the stadium. The state police are in agreement with this concept and they will be meeting with MassDOT for the access permits. There will also be a change to the CVS parking on game days, only left hand turns will be allowed out of the parking lot.

A new exit will be added to the corner of Lot 20 on game days to help reduce congestion at the intersection nearest the hotel. The Fire and Police Department are both agreeable to these proposed changes; they feel it will be a safer flow but not necessarily faster.

Mr. Rhoads feels that this is a good idea and a step in the right direction. He also noted that he will not be voting on this modification as his son works for VHB who designed the plans. He also agrees with Ms. Vasile that way finding signage would be helpful.

Ms. Duncan asked about a planting plan. Mr. Beal distributed the proposed planting plan.

A motion to consider this request as a Minor Modification was made by Mr. Greene and seconded by Mr. Bressé. The motion carried 4-0-1 with Mr. Rhoads abstaining.

A motion to approve the Minor Modification according to the plans presented was made by Mr. Bressé and seconded by Mr. Greene. The motion carried 4-0-1 with Mr. Rhoads abstaining.

Master Plan Implementation Discussion

In reviewing the chart prepared by Kathy McCabe it was noted that close to 90% of the items are the responsibility of the Planning Board to implement. Mr. Greene feels that the downtown and Route 1 are the priorities.

It was suggested that other town departments be sent a letter of encouragement and an offer for the Board to work with them on implementation instead of telling them what to do.

The Board is of the opinion that the S1 zoning provisions should be rewritten entirely in lieu of numerous working changes. Ms. Duncan noted that the EDC has been looking at Route 1 zoning issues. There will be an EDC meeting on March 3rd at the DPW building to discuss zoning.

Gateway improvements are needed downtown. Water conservation should be discussed with the Board of Water and Sewer Commissioners. Items such as sensors on sprinklers, roof runoff to irrigation and landscape choices.

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Diana Gray

Approved by: John B. Rhoads

Date: 4/14/2016